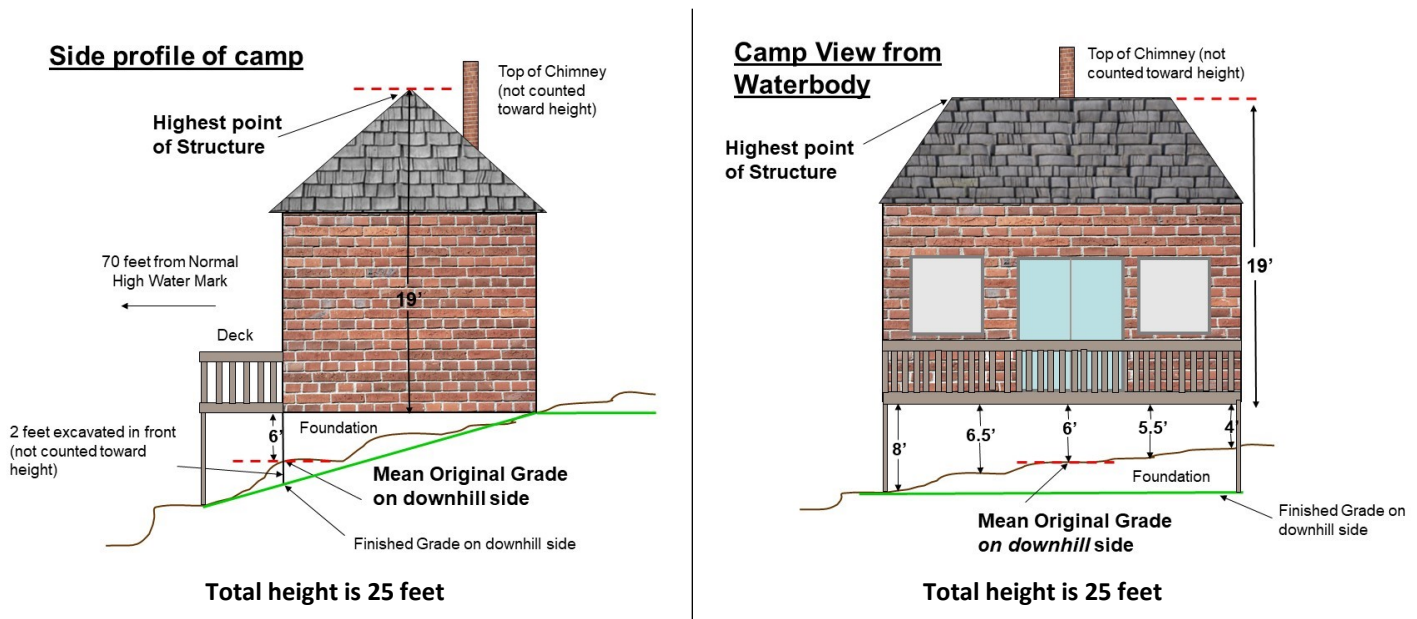


Structure Height within the Service Area of the Land Use Planning Commission

Definition: The height of a structure is defined as: “The vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area.” [Reference: Section 10.02,94 of the Commission’s *Land Use Districts and Standards*].

Figures A. and B. Example of How to measure the height of a structure



Maximum Structure Height: The maximum allowable height of a structure depends on the proximity of the structure from a **body of standing water 10 acres or greater, or from a coastal wetland**.

- If the structure is partially or entirely located within 100 feet of the normal high water mark of a waterbody or within 75 feet of a coastal wetland, **the maximum height for residential uses is 25 feet**.
- If the structure is partially or entirely located within 500 feet of the normal high water mark of the waterbody or coastal wetland, **the maximum height for residential uses is 30 feet**. The Commission may apply this provision at greater distances from bodies of standing water having significant or outstanding scenic values.
- If the structure is entirely located at least 500 feet from the normal high water mark of the waterbody or coastal wetland, **the maximum height for residential uses is 75 feet** for residential uses, campsites and residential campsites and **100 feet** for commercial, industrial, and other non-residential uses involving one or more structures.
- In the **Rangeley Prospectively Zoned Areas**, the **maximum height is 35 feet** for most structures within the Development Subdistricts.
- Within 500 feet of State Route 191 in **Trescott Township**, the **maximum height is 40 feet**.

The Commission's staff is available to discuss questions regarding development of your property, permitting, zoning, and land use standards. Contact information is listed below or visit the LUPC website for more information. www.maine.gov/dacf/lupc

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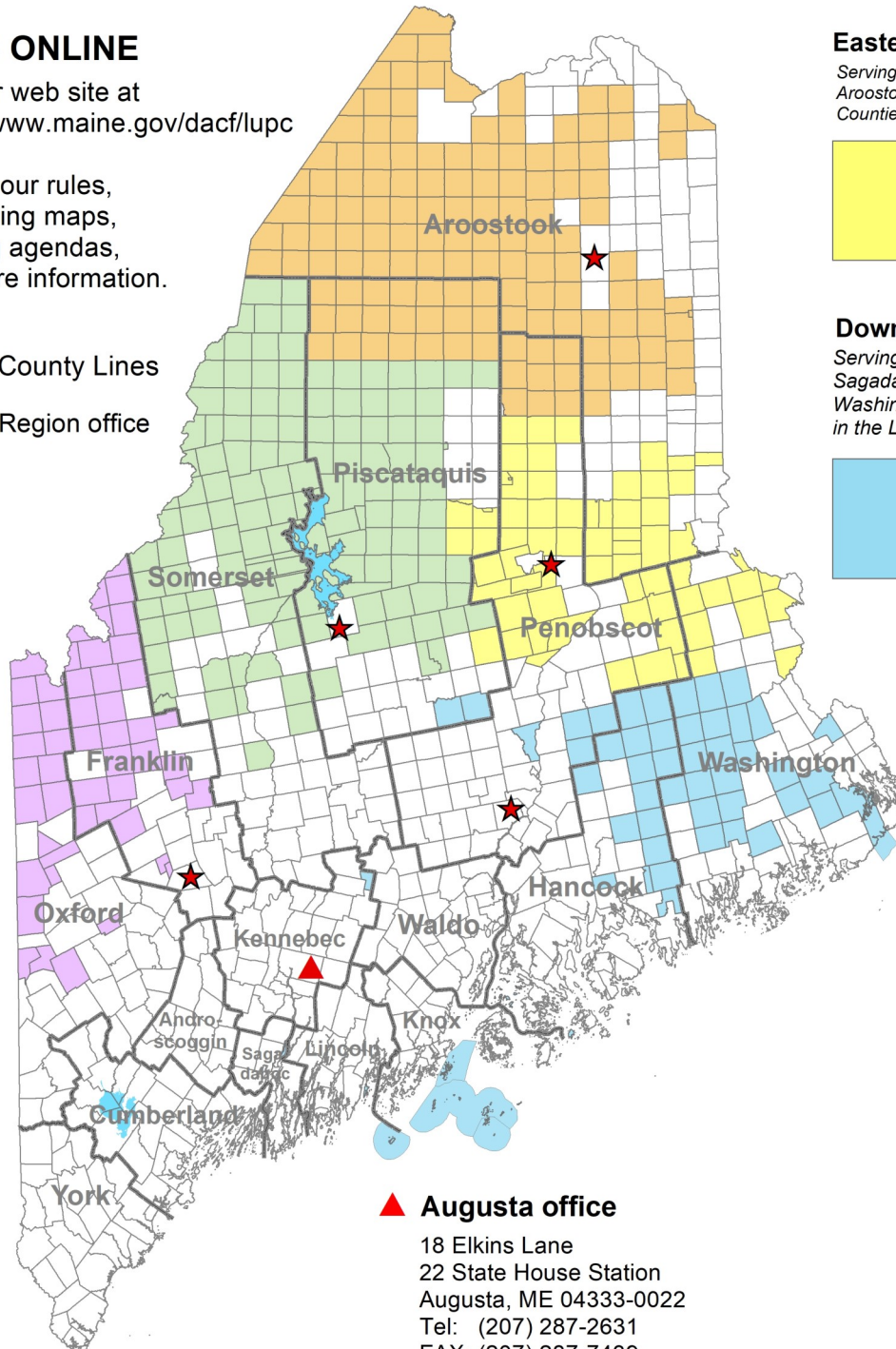
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Visit our web site at
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